070.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,431,100	/	1,431,100
USE VALUE:	1,431,100	/	1,431,100
ASSESSED:	1,431,100	/	1,431,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
343		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN THONG JEAN-MANUEL
Owner 2:	VAN THONG DOROTHEE
Owner 3:	
Street 1:	343 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAN THONG JEAN-MANUEL -
Owner 2:	VAN THONG DOROTHEE -
Street 1:	343 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .859 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Brick Veneer Exterior and 3955 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	37412.000	449,000		982,100	1,431,100
Total Card	0.859	449,000		982,100	1,431,100
Total Parcel	0.859	449,000		982,100	1,431,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.82 | /Parcel: 361.82

Legal Description

User Acct: 44883

GIS Ref:

GIS Ref:

Insp Date: 04/14/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0003-0003.0

!6006!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	449,000	0	37,412.	982,100	1,431,100		Year end	12/23/2021
2021	101	FV	432,700	0	37,412.	982,100	1,414,800		Year End Roll	12/10/2020
2020	101	FV	432,500	0	37,412.	982,100	1,414,600	1,414,600	Year End Roll	12/18/2019
2019	101	FV	335,700	0	37,412.	982,100	1,317,800	1,317,800	Year End Roll	1/3/2019
2018	101	FV	335,700	0	37,412.	841,800	1,177,500	1,177,500	Year End Roll	12/20/2017
2017	101	FV	335,700	0	38,013.	798,300	1,134,000	1,134,000	Year End Roll	1/3/2017
2016	101	FV	335,700	0	38,013.	684,200	1,019,900	1,019,900	Year End	1/4/2016
2015	101	FV	334,100	0	38,013.	613,000	947,100	947,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:08:53

LAST REV

Date	Time
08/01/17	10:35:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN THONG JEAN-	69071-584		3/30/2017	Portion-Asst	6,000	No	No		Plan #293 of 2017. Sold 601 S.F. land to Bran
CARVELLI ROBERT	52150-440		1/29/2009		790,000	No	No		
	21092-567		4/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	44883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2012	1353	Redo Bat	14,750	C				
3/26/2012	290	New Wind	6,600					replace 9 windows
9/3/2010	1084	Redo Kit	11,322					
7/27/2010	895	Demoliti	1,000					DEMO KITCHEN
5/13/2010	428	New Wind	13,000					10 REPLACEMENTS WI
3/19/2010	191	Manual	12,000					INSTALL STAIRWAY F
10/22/2009	1031	New Wind	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/19/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Meas/Inspect	163	PATRIOT
7/15/2004	Info Fm Plan	BR	B Rossignol
11/6/2000	Hearing Chag	189	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Entry Denied	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		37412		Sq. Ft.	Site		0	70.	0.38	4			Access	-20	View	25	Easemen	-25	982,065						982,100	

Total AC/HA:	0.85886	Total SF/SM:	37412	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	982,065	Spl Credit		Total:	982,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.14111316
Const Adj.:	1.01723468
Adj $ / SQ:	116.078
Other Features:	123000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551614
Depreciation:	102600
Depreciated Total:	449014

COMMENTS

PLAN 61 OF 2009 DATED 1-29-2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

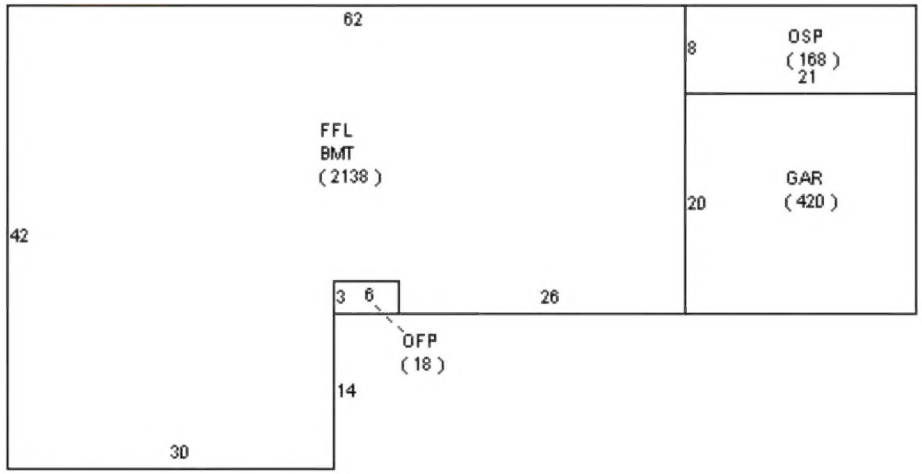
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.69
Special Features:	0	Val/Su Net:	91.97
Final Total:	449000	Val/Su SzAd	210.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,138	54.060	115,587
FFL	First Floor	2,138	116.080	248,175
GAR	Garage	420	21.310	8,952
OSP	Screen Porch	168	29.450	4,948
OFP	Open Porch	18	44.760	806

Net Sketched Area:	4,882	Total:	378,468
Size Ad	2138	Gross Area	4882	FinArea	3955
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1985	0.00	T	34	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc